



Land Development News

County of San Diego
Department of Public Works
July 2010

Rick Lantis, DPW Team Leader, Project Manager
Design Flexibility and Exception Requests

Applicants of land development projects can now look forward to seeing a renewed approach for flexibility of conditions applied to their discretionary permits with the approval and distribution of San Diego County's Public Road Standards dated March 3, 2010. Oftentimes, existing topography, sensitive habitat, community character and/or cultural resources make the design or layout of a land development project challenging. Furthermore, the unincorporated area of San Diego County includes 26 individual community planning and sponsor groups. Each planning and sponsor group represents a separate community, each with its own identity and development desires. State, federal and regional goals have been established to accommodate all modes of transportation, (including pedestrians and cyclists) in the design of all new roadways.

The public road standards were updated to allow more flexibility in the design of County roadways to maintain safety for motorists while enhancing mobility for non-motorized transportation and also preserving community character, the environment and cultural resources. The Design Exception process, outlined in Section 9 of the Public Road Standards, was revised to include additional factors that can be considered in the evaluation of a design exception request such as the effects of safety to all road users, compatibility with existing land uses, consistency with Community Right of Way Development standards and impacts to cultural resources. A "Flexibility in County Road Design" document was also prepared and accepted for use as a working draft to provide additional information regarding design alternatives that may be considered when designing County roads. The updated road standards, along with the Flexibility in the County Road Design draft manual, enables both applicants and County staff to work together to create solutions to challenging development designs and help designers avoid impacts to important natural and human resources while encouraging designers to consider all modes of transportation in applying public road standards criteria. With more awareness and early contact with local planning groups, fire safety authorities, and other public agencies to obtain concurrence, applicants will have a better opportunity to satisfy the various design objectives.

These Road Standard changes and an increase in early communication between applicants and staff are intended to minimize problems that can occur in the final mapping stages of project development.



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Derek Gade, PDCI DPW LUEG Program Manager

Engineer's Certifications for closure of DPW PDCI Permits:

Private Development Construction Inspection has received queries, on occasion from private sector Engineers, regarding a format for final certifications. We offer, below, general template(s) based on previous projects for: Final Certification of Grading, Treatment Control BMPs, and Improvements:

Final Grading Format:

[Date]

[County Inspector]
County of San Diego
Department of Public Works
5201 Ruffin Road, Suite D, MS O336
San Diego, CA 92123

RE: Final Certification of **Grading** Permit L-XXXXX

Dear _____:

All grading, lot drainage, and drainage facilities have been completed in conformance with the Record Plans for Permit L- XXXXX, in compliance with County of San Diego Standards and currently accepted Engineering practices.

[Engineer's stamp and signature]

Treatment Control BMPs Format:

[Date]

[County Inspector]
County of San Diego
Department of Public Works
5201 Ruffin Road, Suite D, MS O336
San Diego, CA 92123

RE: Final Certification of **Treatment Control BMPs** for _____

Dear _____:

All Stormwater Treatment Control facilities have been constructed in conformance with the approved Stormwater Management Plan, dated _____, in compliance with County of San Diego Standards and currently accepted Engineering practices.

[Engineer's stamp and signature]



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Improvements Format:

[Date]

[County Inspector]
County of San Diego
Department of Public Works
5201 Ruffin Road, Suite D, MS O336
San Diego, CA 92123

RE: Final Certification of **Improvements** for TM XXXX-X, CG XXXX etc.

Dear _____:

All Improvements have been constructed in conformance with the approved Plans for [TM XXXX-X, CG XXXX etc.], in compliance with County of San Diego Standards and currently accepted Engineering practices.

[Engineer's stamp and signature]

If you have any questions, please feel free to contact Private Development Construction Inspection at (858) 694-3165.

Sara Agahi, DPW Watershed Protection Program

Final HMP Criteria go into Effect January 14, 2011

The San Diego Regional Water Quality Control Board approved the Copermittees' Regional Hydromodification Management (HMP) Plan (Plan) at their meeting on July 14, 2010. Final Hydromodification management criteria will apply to all non-exempt priority development projects, regardless of size, and will go into effect within 6 months of Regional Board approval of the Plan. Currently, projects that disturb 50 acres or more are required to meet Interim Hydromodification Criteria (IHC) as outlined in the Watershed Protection Ordinance (Sec.67.812(b)). The final criteria and exemptions will be incorporated into the County's Local Standard Urban Stormwater Mitigation Plan (SUSMP).

Copermittees are working on a Hydromodification management facility sizing tool to assist developers in meeting the permit requirements. The County will be providing training to the local engineering community in advance of the new criteria going into effect.

Interim criteria will apply until the final HMP is implemented. Please see additional information on HMP (including the Final HMP) at the Project Clean Water website: http://www.projectcleanwater.org/html/wq_susmp.html . For project specific questions, please contact your County Geo-team Project Manager.



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Terry Connors, DPW County Surveyor

San Diego Real Time Network as Basis of Bearings for Mapping

County Ordinances require a Basis of Bearings on all maps recorded within the County. The following statement can be used on any map which is based on the Real Time Network:

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH (Date), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) (Station Name) AND (Station Name) BEING ($S89^{\circ}21'58''$ E) AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

If you have any questions, please feel free to contact Terry Connors at (858) 694-3869.